Announcements made the day of sale take precedence over advertising.

Located at the crossroads of W55 and 290th Street.

Land is generally located 5 miles south of Washington on Wayland Road/W55.

Closes: Thursday, October 15, 2020 at 10AM

Opens: Thursday, October 8th

Land Auction
WASHINGTON COUNTY, IA

ACRES M/L - 5 TRACTS

Tract #1 – 37.98 Acres M/L

FSA indicates: 35.84 acres tillable of which 1.6 acres are in CRP as follows: 1.6 acres of $289.54 = $463.00 and expires on 9-30-2023.

Corn Suitability Rating 2 is 76.3 on the tillable acres.

Located in Section 8, Marion Township, Washington County, Iowa.

Tract #2 – 76.73 Acres M/L

FSA indicates: 78.42 acres tillable of which 3.1 acres are in CRP as follows: 3.1 acres at $290.77 = $901.00 and expires on 9-30-2023.

Corn Suitability Rating 2 is 50.4 on the tillable acres.

Located in Section 14, Marion Township, Washington County, Iowa.

Tract #3 – 77.5 Acres M/L

FSA indicates: 75.86 acres tillable

Corn Suitability Rating 2 is 64.3 on the tillable acres.

Located in Section 8, Marion Township, Washington County, Iowa.

Tract #4 – 37.21 Acres M/L

Approx. 37 acres tillable, balance being hay ground & timber.

Corn Suitability Rating 2 is 44.3 on the tillable acres.

Located in Section 5, Marion Township, Washington County, Iowa.

Tract #5 – 37.42 Acres M/L

Approx. 34 acres tillable

Corn Suitability Rating 2 is 55.4 on the tillable acres.

Located in Section 5, Marion Township, Washington County, Iowa.

Terms: 10% down payment on October 15, 2020. Balance due on final settlement with a projected date of November 30, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: November 30, 2021. (Subject to tenant’s rights on the real estate.

Real Estate Taxes: To be provided to date of possession or on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Special Provisions:
• This entire auction will be a 12% Buyer’s Premium, capped at $1,000 per Tract. This ensures the buyer’s premium is the amount of 12% of the bid amount shall be charged to the Buyer and added to the total amount to arrive at the final contract purchase price. The maximum buyer’s premium charge will be $1,000 per Tract.
• The multiplier used to determine the total bid amount for the Tracts will be the taxable acres. Seller shall not be obligated to furnish a survey.
• Down payment is due on the day the bidding closes and if one buyer purchases more than one tract, the seller shall only be required to furnish one abstract and deed.

Purchasers who are unable to close due to insufficient funds or otherwise, within the stated and the deposit money will be forfeited.

The Buyer(s) will be responsible for installing his/her own entrance, if no access.

The Buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer(s) are buying this real estate in its “as is” condition and as is, without representations or warranties, express or implied, by Seller or any other party.

The Buyer(s) agree to follow all requirements of conservation plans and any actions by the buyer which would endanger eligibility for the CRP or any actions that would require repayment of the CRP payment or payments.

If one buyer purchases more than one tract, the seller shall only be responsible for the CRP payment.

It shall be the obligation of the buyer to report to the Washington County Soil and Water Conservation District any actions that would require repayment of the CRP payment or payments.

266.84
ACRES M/L - 5 TRACTS

Steffes Group, Inc.
2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

SteffesGroup.com

Steffes Group, Inc. is representing the Seller.

Any announcements made this day of sale take precedence over advertising.
**Soils data provided by USDA and NRCS.**

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2</th>
<th>Legend</th>
<th>Non-Irr Class</th>
<th>CSR2**</th>
<th>CSR</th>
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</thead>
<tbody>
<tr>
<td>571B Hedrick silt loam, 2 to 5 percent slopes</td>
<td>16.45</td>
<td>45.6%</td>
<td>IIe</td>
<td>82</td>
<td>77</td>
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<tr>
<td>795D2 Ashgrove silt loam, 9 to 14 percent slopes, moderately eroded</td>
<td>0.81</td>
<td>2.2%</td>
<td>IVe</td>
<td>5</td>
<td>8</td>
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<tr>
<td>76B Ladoga silt loam, 2 to 5 percent slopes</td>
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<td>IIe</td>
<td>86</td>
<td>85</td>
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<tr>
<td>80C2 Clinton silt loam, 5 to 9 percent slopes, eroded</td>
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<td>3.0%</td>
<td>IIIe</td>
<td>69</td>
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<tr>
<td>571B Hedrick silt loam, 2 to 5 percent slopes, moderately eroded</td>
<td>18.96</td>
<td>24.2%</td>
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<tr>
<td>80C3 Clinton silt loam, 5 to 9 percent slopes, severely eroded</td>
<td>10.98</td>
<td>31.9%</td>
<td>IVe</td>
<td>62</td>
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<tr>
<td>1180 Keomah silt loam, benches, 1 to 3 percent slopes</td>
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<td>5.1%</td>
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<tr>
<td>80D3 Clinton silt loam, 9 to 14 percent slopes, severely eroded</td>
<td>4.61</td>
<td>21.9%</td>
<td>IVe</td>
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<td>280 Mahaska silt loam, 0 to 2 percent slopes</td>
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<td>6.1%</td>
<td>Iw</td>
<td>94</td>
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<td>424E2 Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded</td>
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<td>22.7%</td>
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<td>80D2 Clinton silt loam, 9 to 14 percent slopes, eroded</td>
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<td>8.5%</td>
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<td>80D3 Clinton silt loam, 9 to 14 percent slopes, severely eroded</td>
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<td>15.8%</td>
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<td>520B Coppock silt loam, 2 to 5 percent slopes</td>
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<td>880D2 Clinton silt loam, terrace, 9 to 14 percent slopes, eroded</td>
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<tr>
<td>266.84</td>
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</table>

**266.84 ACRES M/L - 5 TRACTS**

**STANDARD**

**Permit #315**

2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319-365-2000
SteffesGroup.com

**Multi-Tract Land Auction**

**TIMED ONLINE**

Opens: Thursday, October 8th / Closes: Thursday, October 15, 2020 at 10AM